



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Accept a Portion of the Improvements in Colvin Ranch, Tract No. 2430

MEETING DATE: November 17, 1999

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council adopt the attached resolution accepting a portion of the development improvements for Colvin Ranch, Tract No. 2430.

BACKGROUND INFORMATION: Improvements for the Colvin Ranch development include street widening and frontage improvements on Stockton Street and Almond Drive as well as improvements within the subdivision boundaries. A layout of the subdivision is shown on attached Exhibit A.

The development improvements within the subdivision boundaries have been completed in substantial conformance with the requirements of the Improvement Agreement between the City of Lodi and Park Place Development, LLC, as approved by the City Council on June 2, 1999, and as shown on Drawings No. 92D019 through 92D022 and 92D025. The completion of the required improvements on Almond Drive and Stockton Street, as shown on Drawings No. 92D023 and 92D024, was delayed due to a dispute between Pacific Bell and MediaOne regarding the relocation of their respective facilities which shared a common pole line. The conflict has been resolved and work has resumed on these improvements. However, since the delay in the completion of these improvements was beyond the developer's control, the developer has requested that the completed improvements within the boundaries of the subdivision be accepted by the City prior to completion of the Almond Drive and Stockton Street work. Staff feels this is a reasonable request and recommends that Council accept the improvements within the subdivision boundaries and authorize release of the improvement security for those improvements.

Staff will return to Council for acceptance of the Almond Drive and Stockton Street improvements when they are complete.

The streets to be accepted are as follows:

Streets	Length in Miles
Blackbird Court	0.02
Blackbird Place	0.14
Dove Court	0.08
Meadowlark Way	0.10
Wren Court	0.03
Total New Miles of City Streets	0.37

FUNDING: None required.

Richard C. Prima, Jr.
Public Works Director

Prepared by Sharon A. Welch, Senior Civil Engineer
Attachments

cc: City Attorney
Senior Civil Engineer Welch
Senior Civil Engineer Fujitani
Park Place Development, LLC
Baumbach & Piazza

APPROVED: _____

H. Dixon Hynn -- City Manager

RESOLUTION NO. 99-184

A RESOLUTION OF THE LODI CITY COUNCIL
ACCEPTING A PORTION OF THE DEVELOPMENT
IMPROVEMENTS INCLUDED IN THE IMPROVEMENT
AGREEMENT FOR COLVIN RANCH, TRACT NO. 2430

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The City Council of the City of Lodi finds:

1. That a portion of the requirements of the Improvement Agreement between the City of Lodi and Park Place Development, LLC, for the improvements in Colvin Ranch, Tract No. 2430, have been substantially complied with. The improvements are shown on Drawings No. 92D019 through 92D022 and 92D025 on file in the Public Works Department, and as specifically set forth in the plans and specifications approved by the City Council on June 2, 1999; and
2. The streets to be accepted are as follows:

Streets	Length in Miles
Blackbird Court	0.02
Blackbird Place	0.14
Dove Court	0.08
Meadowlark Way	0.10
Wren Court	<u>0.03</u>
Total New Miles of City Streets	0.37

Dated: November 17, 1999

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I hereby certify that Resolution No. 99-184 was passed and adopted by the City Council of the City of Lodi in a regular meeting held November 17, 1999, by the following vote:

AYES: COUNCIL MEMBERS – Hitchcock, Mann, Nakanishi, Pennino and Land (Mayor)

NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – None

ABSTAIN: COUNCIL MEMBERS – None


ALICE M. REIMCHE
City Clerk

CITY COUNCIL

KEITH LAND, Mayor
STEPHEN J. MANN
Mayor Pro Tempore
SUSAN HITCHCOCK
ALAN S. NAKANISHI
PHILLIP A. PENNINO

CITY OF LODI

CITY HALL, 221 WEST PINE STREET
P.O. BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 333-6706
FAX (209) 333-6710

November 10, 1999

H. DIXON FLYNN
City Manager
ALICE M. REIMCHE
City Clerk
RANDALL A. HAYS
City Attorney

Park Place Development, LLC
P.O. Box 1598
Lodi, CA 95241-1598

Baumbach & Piazza
Attn: Steve Pechin
323 West Elm Street
Lodi, CA 95240

SUBJECT: Accept a Portion of the Improvements in Colvin Ranch, Tract No. 2430

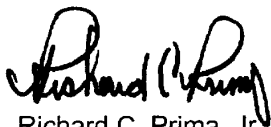
Enclosed is a copy of background information on an item on the City Council agenda of Wednesday, November 17, 1999. The meeting will be held at 7 p.m. in the City Council Chamber, Carnegie Forum, 305 West Pine Street.

This item is on the consent calendar and is usually not discussed unless a Council Member requests discussion. The public is given an opportunity to address items on the consent calendar at the appropriate time.

If you wish to write to the City Council, please address your letter to City Council, City of Lodi, P. O. Box 3006, Lodi, California, 95241-1910. Be sure to allow time for the mail. Or, you may hand-deliver the letter to City Hall, 221 West Pine Street.

If you wish to address the Council at the Council Meeting, be sure to fill out a speaker's card (available at the Carnegie Forum immediately prior to the start of the meeting) and give it to the City Clerk. If you have any questions about communicating with the Council, please contact Alice Reimche, City Clerk, at (209) 333-6702.

If you have any questions about the item itself, please call Sharon Welch at 333-6800, ext. 659.



Richard C. Prima, Jr.
Public Works Director

RCP/do

Enclosure

cc: City Clerk ✓

NCACCEPTPORTION

CITY COUNCIL

KEITH LAND, Mayor
STEPHEN J. MANN
Mayor Pro Tempore
SUSAN HITCHCOCK
ALAN S. NAKANISHI
PHILLIP A. PENNINO

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H. DIXON FLYNN
City Manager
ALICE M. REIMCHE
City Clerk
RANDALL A. HAYS
City Attorney

November 19, 1999

David Weise
Accordia Insurance
P.O. Box 2680
Lodi, CA 95241-1680

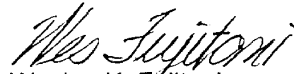
SUBJECT: Acceptance of Portion of Public Improvements
Colvin Ranch, Tract No. 2430

The City Council of the City of Lodi, at its meeting on November 17, 1999, accepted a portion of the public improvements in the subject project. A copy of the resolution is enclosed.

This letter is your authorization to release \$683,640 from the bond covering faithful performance for the portion accepted. The balance to be held in the faithful performance bond is \$136,925. The bond covering labor and materials must remain in effect until February 18, 2000, at which time that bond amount can be reduced to \$68,460.

When the improvements on Stockton Street and Almond Drive are accepted, we will notify you regarding the final release of the bonds.

If you have any questions, please contact Sharon Blaufus or me.



Wesley K. Fujitani
Senior Civil Engineer

WKF/SB/pmf

Enclosures

cc: Park Place Development, LLC
City Clerk

CITY COUNCIL

KEITH LAND, Mayor
STEPHEN J. MANN
Mayor Pro Tempore
SUSAN HITCHCOCK
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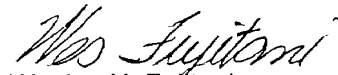
SUBJECT: Colvin Ranch, Tract No. 2430

The City Council of the City of Lodi, at its meeting on November 17, 1999, accepted a portion of the public improvements that were made in the subject project.

Enclosed for your files is a copy of the resolution accepting the public improvements. From the date of the resolution, the City of Lodi will maintain the street and other public improvements installed within rights-of-way and public utility easements as shown on the approved plans.

A copy of this letter will be sent to your bonding agency in order that they may release \$683,640 from the bond covering faithful performance for the portion accepted. The bond covering labor and materials will have to remain in effect for a period of ninety days from the date of the resolution in conformance with State law.

If you have any questions, please contact me.



Wesley K. Fujitani
Senior Civil Engineer

WKF/pmf

Enclosure

cc: Electric Utility Department
Water/Wastewater Division
Street Division
City Clerk
Accordia Insurance